

WESTON HILLS HOMEOWNERS ASSOCIATION, INC.
1795 East Highway 50, Suite A
Clermont, Fl. 34711

Subject: Board of Director's Meeting
Meeting Date: Thursday, August 17, 2023
Meeting Location: Weston Hills Community Clubhouse
15627 Bay Vista Drive
Clermont, Fl. 34714

MINUTES

Meeting Called to Order: President Keon Evens called the meeting to order at 6:33 p.m.

Quorum of the Board was established: President Keon Evens, Vice President Irene Martello (via phone) and Secretary / Treasurer Ricardo Mesorana were in attendance. Also, present was Community Association Manager Tracie Black, LCAM, with Premier Association Management.

Proof of Notice: 48-hour notice was posted in advance in accordance to Florida State Statues.

Approval of past meeting minutes: A motion was made by Keon Evens seconded by Ricardo Mesorana "to approve the minutes of July 13, 2023 as presented." All in favor, motion carries.

Treasurer Report: Management reviewed the financials & delinquency list as well as the collection report.

A motion was made by Irene Martello seconded by Keon Evens "to approve the removal of the fine assessed on account # WES32457." All in favor, motion carries.

Committee Reports:

- 1) Landscape – Irene Martello stated that a quote for \$7708.75 was received to repair the walking trail, second quote received was \$4800. The repairs should begin with two weeks.
- 2) Architectural – Pam Clark stated that there were 34 ARB forms submitted with 22 being approved, 3 forms submitted with no action, 2 approved but pending and two denied.
- 3) CC&R – Tracie Black, Premier Management, said that the violations list has been attached to the Board packages for later review.
- 1) Fining List – A motion was made by Keon Evens seconded by Irene Martello "to send the properties receiving the required number of previous letters onto the Fining committee. All in favor, motion carries.

Old Business:

None

New Business:

- 1) Pool Area Repainted – Floors have been re painted, steps being done, then pool will reopen.
- 2) Pool Light repair – Pool lights are on order
- 3) Pool gate repair – completed
- 4) Speed bump repainting – There are 45 total speed bumps being painted, stripping in clubhouse parking lot and painting near fire hydrants costing the association \$4500.
- 5) Wilshire pothole repairs – completed

Additional updates:

None

Adjournment:

There being no further business to be brought before the Board, Ricardo Mesorana moved to adjourn the meeting at 7:02 p.m., seconded the motion by Keon Evens. The motion carried unanimously.

Prepared by Premier Association Management, managing Agent for:
Keon Evens, Secretary



Signature
RICARDO MESORANA



Date

Next Meeting May 18, 2023, at 6:30 PM, at the Community Clubhouse
Meetings Conducted with Robert's Rules of Order